

# 163 MARINE PARADE

**NEW BRIGHTON BEACH**



Artist impression



CHALFONT  
CONSTRUCTION

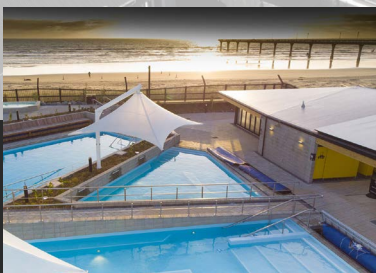


# BEACH FRONT BEAUTY

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Located at 163-164 Marine Parade, this premium development of six family-sized, three-bedroom townhouses is an outstanding opportunity to secure a home in what is poised to be a sought after location as Christchurch becomes a city of the future.

New Brighton is a growing and vibrant beachside community. The New Brighton Regeneration Project is transforming the seaside village with significant investment being made through Council projects like the He Puna Taimoana hot pools. There is also a growing number of private developments like 'The Beach House' which includes hospitality outlets, shops and an event venue, which will make New Brighton a really exciting destination.



**He Puna Taimoana  
Hot Pools**



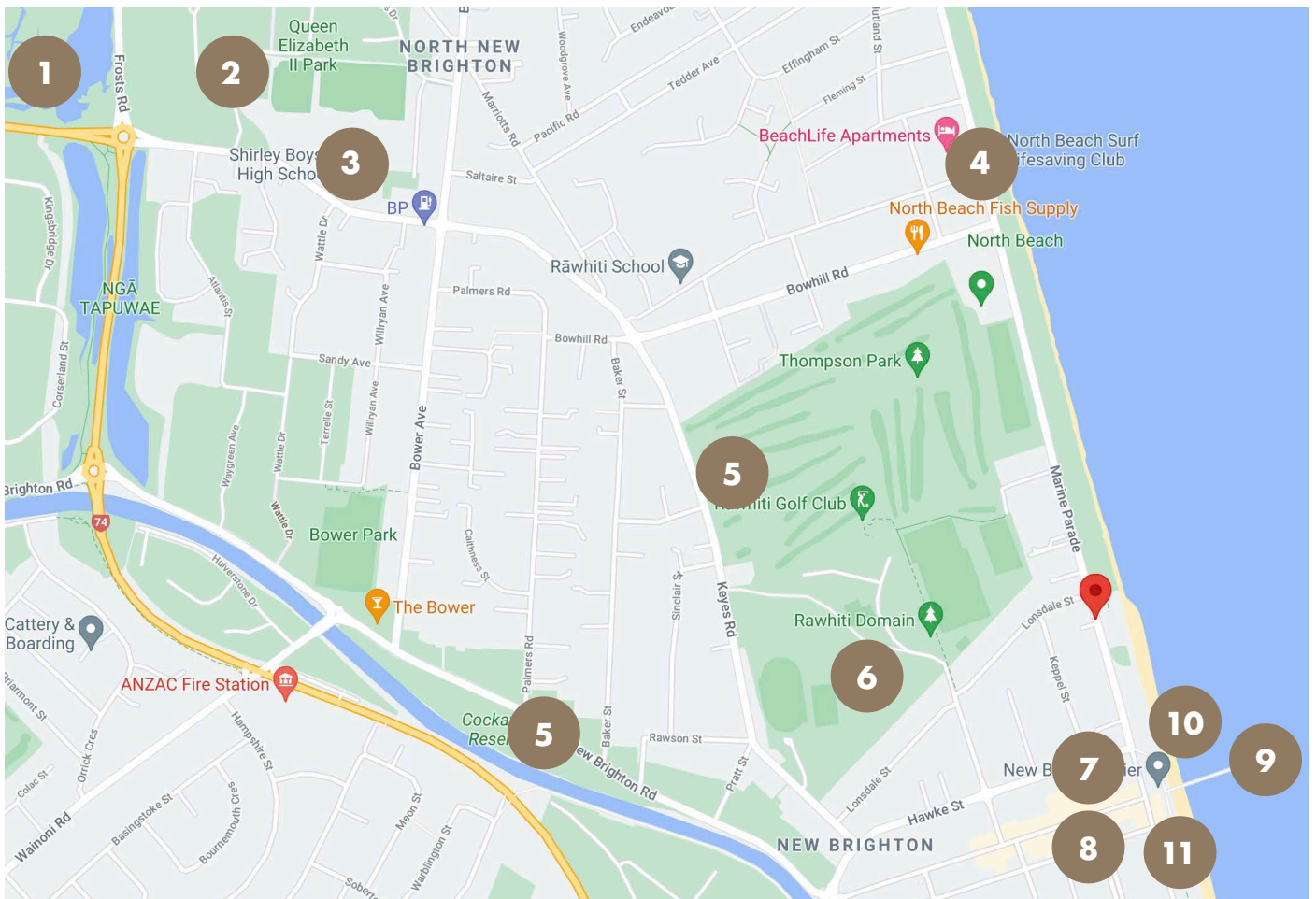
**New Brighton  
Beachside Playground**



**New Brighton  
Seaside Market**

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# EVERYTHING YOU NEED



## LOCAL ATTRACTIONS & FACILITIES

- |   |  |
|---|--|
| 1. Travis Wetlands & Nature Heritage Park <b>2.5km</b>  | 7. Countdown Supermarket <b>500m</b>       |
| 2. QEII Recreation and Sport Centre <b>2.5km</b>        | 8. New Brighton Medical Centre <b>850m</b> |
| 3. Avonside Girls/Shirley Boys High School <b>2.4km</b> | 9. New Brighton Pier <b>500m</b>           |
| 4. North Beach Surf Life Saving Club <b>950m</b>        | 10. He Puna Taimoana Hot Pools <b>450m</b> |
| 5. Rawhiti Golf Club <b>800m</b>                        | 11. New Brighton Library <b>600m</b>       |
| 6. Rawhiti Domain & Tennis Courts <b>650m</b>           |  |

In addition to these fantastic local facilities, Bottle Lake Forrest is just a 12min drive, and it's just 17mins to drive to the Christchurch CBD. Ohh and did we mention the beach is 20m away?



# A BRIGHT FUTURE

stuff

the press

## New Brighton plan will revamp suburb and create beachside destination

Liz McDonald • 05:00, Sep 21 2021



An artist's impression of part of developer Hayden Clavis' planned new complex The Beach House.

THREE SIXTY ARCHITECTURE

stuff

travel

## He Puna Taimoana, Christchurch: The best fun you can have in New Zealand for \$14

Brook Sabin • 12:03, Aug 17 2020



Christchurch's new hot pools are so popular they've been booked out for months (video published August 2020).

BROOK SABIN/STUFF

**New pathway linking central Christchurch to the sea ready in three years**

**Plan for Christchurch's Avon River would boost sporting access and create new island**

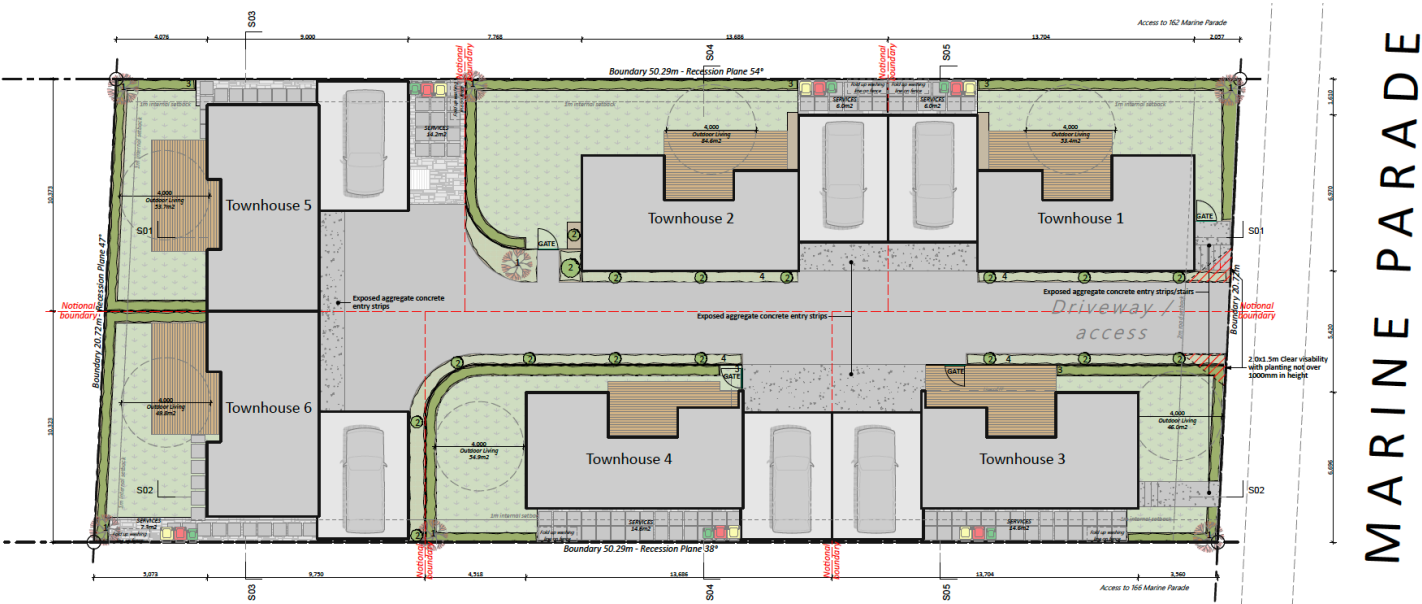
**Housing development planned for former Central New Brighton School site in eastern Christchurch**

**Housing developers sought for council-owned New Brighton site**

# FAMILY-SIZED LIVING

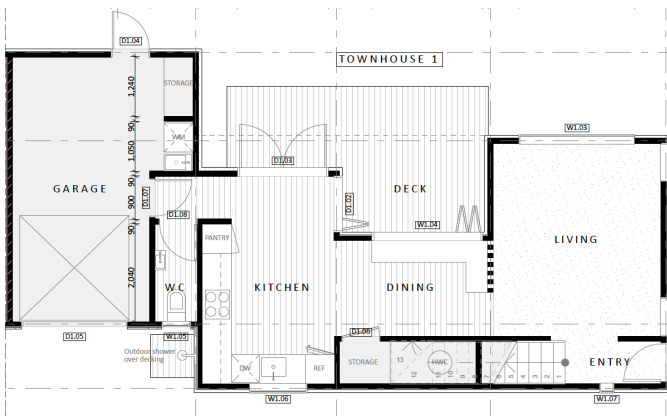
You are going to love the extra space and well thought out living experience in these premium homes that include internal access garage with a laundry.

With a 120m2 internal living area, plus additional covered outdoor deck space including an outdoor shower, they are perfectly designed to be nestled next to the sand dunes of New Brighton Beach and all it has to offer.

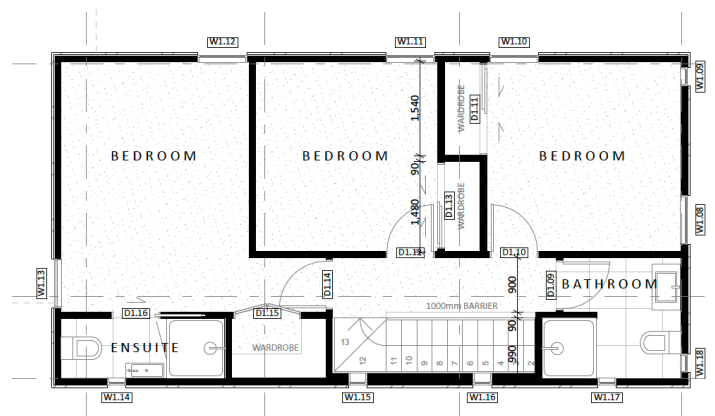


# TOWNHOUSE ONE

## FLOOR PLAN



Ground floor



First floor

## AMENITIES & FEATURES

- Open-plan kitchen & dining
- Large separate living room
- Covered outdoor area with deck
- Outdoor shower for beach use
- Ground floor toilet
- Single garage
- Laundry with storage
- Two double bedrooms
- Master bedroom with ensuite & walk-in robe
- Large wardrobes
- Modern bathroom
- Leading brand kitchen appliances
- Two heat pumps
- Landscaped garden



1 Bathroom, 1 ensuite, 1 ground floor toilet



3 Double bedrooms (1 Master with ensuite)



1 Garage with laundry



Outdoor beach shower

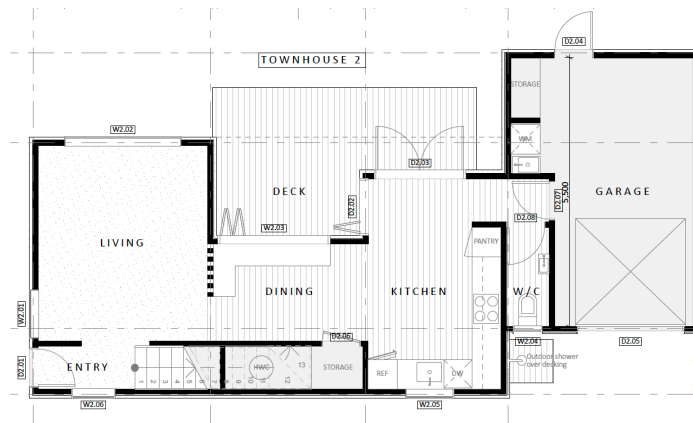


Total section 106.1m<sup>2</sup>\* (approx, to be confirmed by the surveyor at time of subdivision)

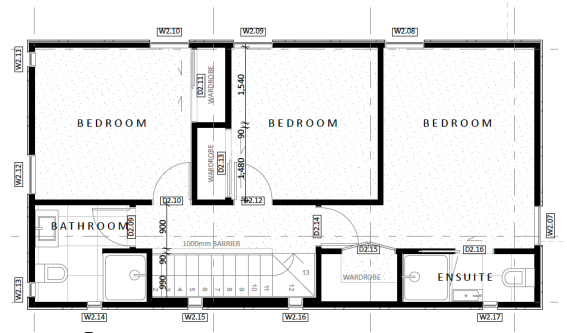


# TOWNHOUSE TWO

## FLOOR PLAN



Ground floor



First floor

## AMENITIES & FEATURES

- Open-plan kitchen & dining
- Large separate living room
- Covered outdoor area with deck
- Outdoor shower for beach use
- Ground floor toilet
- Single garage
- Laundry with storage
- Two double bedrooms
- Master bedroom with ensuite & walk-in robe
- Large wardrobes
- Modern bathroom
- Leading brand kitchen appliances
- Two heat pumps
- Landscaped garden



1 Bathroom, 1 ensuite, 1 ground floor toilet



3 Double bedrooms (1 Master with ensuite)



1 Garage with laundry



Outdoor beach shower

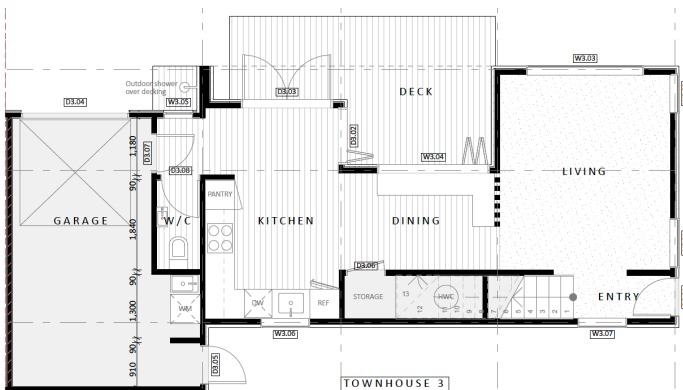


Total section 196.1m<sup>2</sup>\* (approx, to be confirmed by the surveyor at time of subdivision)

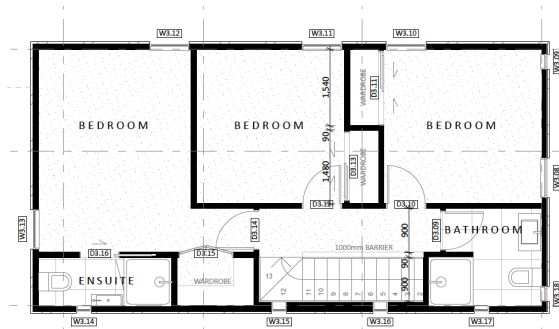


# TOWNHOUSE THREE

## FLOOR PLAN



Ground floor



First floor

## AMENITIES & FEATURES

- Open-plan kitchen & dining
- Large separate living room
- Covered outdoor area with deck
- Outdoor shower for beach use
- Ground floor toilet
- Single garage
- Laundry
- Two double bedrooms
- Master bedroom with ensuite & walk-in robe
- Large wardrobes
- Modern bathroom
- Leading brand kitchen appliances
- Two heat pumps
- Landscaped garden



1 Bathroom, 1 ensuite, 1 ground floor toilet



3 Double bedrooms (1 Master with ensuite)



1 Garage with laundry



Outdoor beach shower



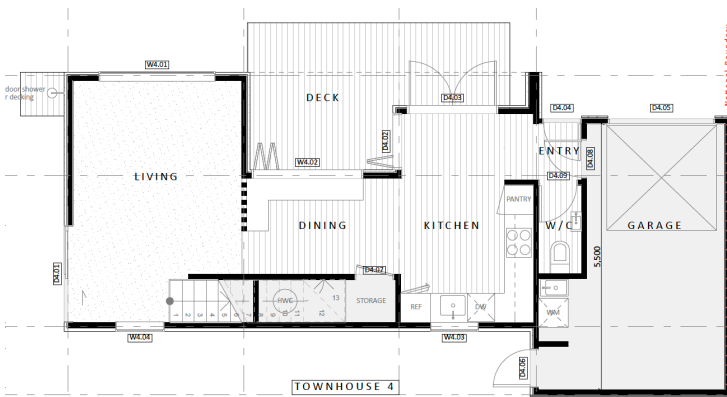
Total section 180m<sup>2</sup>\* (approx, to be confirmed by the surveyor at time of subdivision)



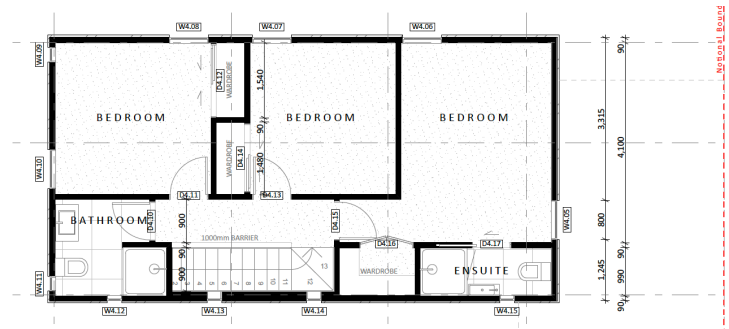


# TOWNHOUSE FOUR

## FLOOR PLAN



Ground floor



First floor

## AMENITIES & FEATURES

- Open-plan kitchen & dining
- Large separate living room
- Covered outdoor area with deck
- Outdoor shower for beach use
- Ground floor toilet
- Single garage
- Laundry
- Two double bedrooms
- Master bedroom with ensuite & walk-in robe
- Large wardrobes
- Modern bathroom
- Leading brand kitchen appliances
- Two heat pumps
- Landscaped garden



1 Bathroom, 1 ensuite, 1 ground floor toilet



3 Double bedrooms (1 Master with ensuite)



1 Garage with laundry



Outdoor beach shower

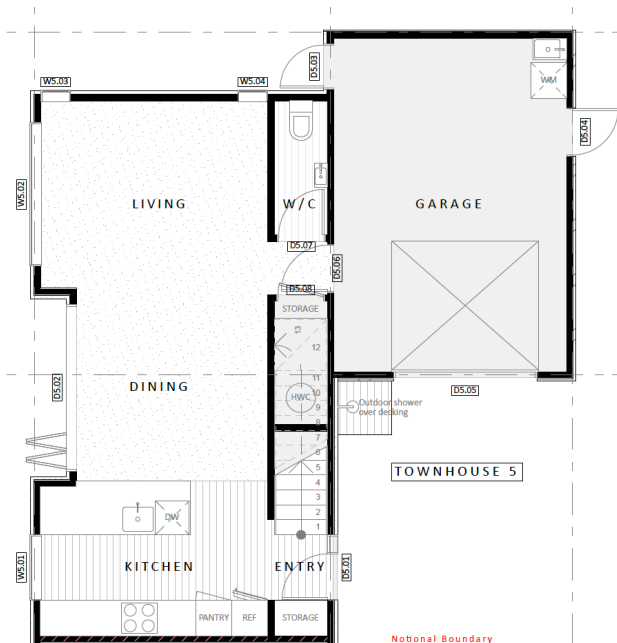


Total section 187.6m<sup>2</sup>\* (approx, to be confirmed by the surveyor at time of subdivision)

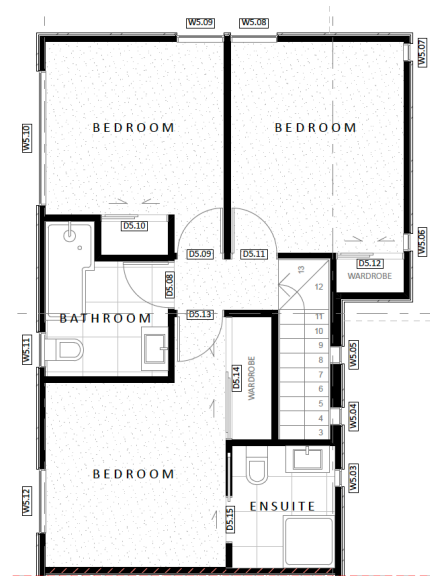


# TOWNHOUSE FIVE

## FLOOR PLAN



Ground floor



First floor

## AMENITIES & FEATURES

- Open-plan kitchen & dining
- Large separate living room
- Covered outdoor area with deck
- Outdoor shower for beach use
- Ground floor toilet
- Single garage
- Laundry
- Two double bedrooms
- Master bedroom with ensuite & walk-in robe
- Large wardrobes
- Modern bathroom
- Leading brand kitchen appliances
- Two heat pumps
- Landscaped garden



1 Bathroom, 1 ensuite, 1 ground floor toilet



3 Double bedrooms (1 Master with ensuite)



1 Garage with laundry



Outdoor beach shower

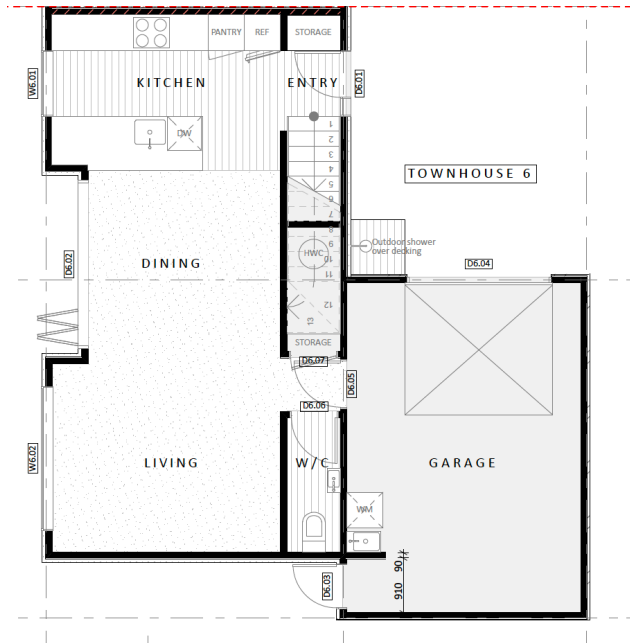


Total section 163.9m<sup>2</sup>\* (approx, to be confirmed by the surveyor at time of subdivision)

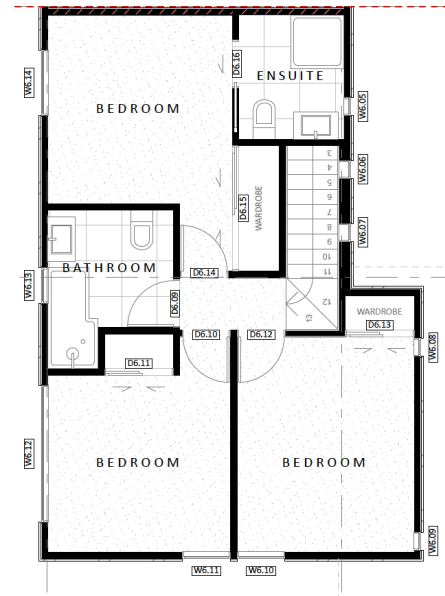


# TOWNHOUSE SIX

## FLOOR PLAN



Ground floor



First floor

## AMENITIES & FEATURES

- Open-plan kitchen & dining
- Large separate living room
- Covered outdoor area with deck
- Outdoor shower for beach use
- Ground floor toilet
- Single garage
- Laundry
- Two double bedrooms
- Master bedroom with ensuite & walk-in robe
- Large wardrobes
- Modern bathroom
- Leading brand kitchen appliances
- Two heat pumps
- Landscaped garden



1 Bathroom, 1 ensuite, 1 ground floor toilet



3 Double bedrooms (1 Master with ensuite)



1 Garage with laundry



Outdoor beach shower



Total section 149.8m<sup>2</sup>\* (approx, to be confirmed by the surveyor at time of subdivision)





# PRICE LIST

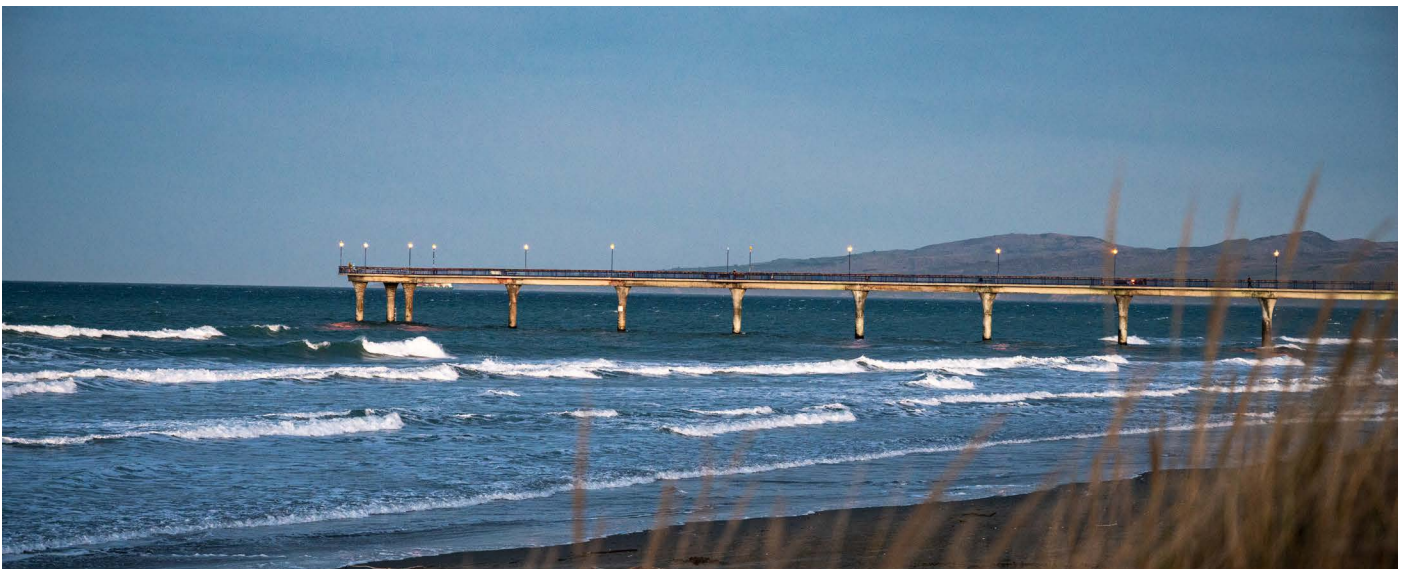
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House	Bedrooms	Bathrooms	Garage	Area	Price
One	3	2	1	Internal: 120m2 External: 53m2	From \$750,000
Two	3	2	1	Internal: 120m2 External: 84m2	From \$750,000
Three	3	2	1	Internal: 120m2 External: 46m2	From \$750,000
Four	3	2	1	Internal: 120m2 External: 54m2	From \$750,000
Five	3	2	1	Internal: 120m2 External: 53m2	From \$750,000
Six	3	2	1	Internal: 120m2 External: 50m2	From \$750,000

## SALES PROCESS

All prices shown are negotiable over. All properties will be released for sale on 11 October 2021, with contracts to be reviewed and negotiated in the best interests of both parties on or before 8th November 2021.

For a copy of the full development documents and sale & purchase agreement please email our team at [admin@chalfont.co](mailto:admin@chalfont.co)



# RENTAL APPRAISAL



## 163-164 MARINE PDE, NEW BRIGHTON

25/08/2021

### Property Description

Proposed development of six premium 3-bedroom townhouses right along the sand dunes of New Brighton beach. Spacious open plan kitchen & living area opens to a covered decking to enjoy the sunny summer evenings. Designed for seaside family living with an effortless indoor-outdoor flow and outdoor beach shower. Upstairs offers 3 double bedrooms, a family bathroom as well as the master bedroom complete with a walk-in wardrobe and ensuite. With such a prime location and a bonus of internal access garaging these units will be very sort after. All units have quality appliances and come with dual heat pumps.

### Comparative Analysis

The Rental Statistics from 01 Jan - 30 Jun 2021 in the New Brighton area show 279 bonds lodged for 3-bedroom houses in this area.

Lower Quartile Rent	Median Rent	Upper Quartile Rent
\$420	\$450	\$460

### Market Rent

Thank you for requesting a rental assessment for the above property. In today's current market we would consider the market rent for this property to be **\$615** per week depending on the availability of suitable tenants. This area is experiencing some significant gentrification at the moment.

#### Disclaimer:

A1 Property Managers have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

*Hamish Wilson*

Hamish Wilson  
Managing Director

021 22 11 002  
hamish@a1prop.co.nz

# MATERIALS

General Specifications

- Internal Doors** Paint finish flush panel MDF doors, MDF sliders to wardrobes
- Entry Door** Grooved TGV panel door with Schlage Ease S2 Digital panel
- Hardware** Schlage Series
- Windows** Double glazed, powder-coated aluminium
- Electrical** LED lighting, sockets, general connections, phone and tv jacks, heated towel rails, bathroom fans and bathroom heaters
- Heating** 6kw heatpump downstairs, 4kw heatpump upstairs
- Water Heater** 300L hot water cylinder
- Paint** Resene Range
- Roof** 0.55 Metalcraft corrugated Colorsteel Endura roofing
- Fascia/Gutter/Downpipes** Colour Steel
- Cladding** Combination of Metalcraft ESPAN 340 vertical wall cladding and Resene Construction Systems INTEGRA Lightweight Concrete Facade

External Features & Colours

- Exterior Cladding** Combination of Metacraft ESPAN 340 vertical wall cladding coloured Matt Black and Resene Integra Lightweight Concrete Facade coloured Quarter Grey Chateau
- Roof, Fascia, Gutter, Downpipe** Colour Ebony
- Soffits** Resene Half Black White
- External Joinery and Front Door** Colour Ebony
- Garage door** Windsor Sectional Flatline door
- Taps** x2
- Beach shower over decking**
- Deck** Kwila decking timber

Interior Lining

- Insulation Batts** R 2.6 wall batts, R 3.6 ceiling batts
- Gib** Walls and ceilings, standard gib to engineer requirements
- Gib Stopping** Level 4 finish, square stop to ceiling
- Skirting and Architraves** MDF 60mm single bevel finish skirting, 60mm single bevel finish architraves, pine skirting to wet areas

Kitchen

- Kitchen Cabinets** 18mm Melamine
- Benchmark** 20mm PrimeStone engineered stone top
- Oven** Fisher and Paykel 60cm built-in oven
- Hob** Fisher and Paykel 60cm ceramic cooktop
- Dishwasher** Fisher and Paykel dishwasher
- Rangehood** Award built-in Power Pack
- Refrigerator/Freezer** Fisher & Paykel Fridge/Freezer

Bathrooms

- Shower** Tiled walls, floor with shower glass
- \*Townhouse 5 & 6 - Shower over acrylic bath with shower glass and tiled walls
- Vanity** Brighton 900mm & 400mm wall hung vanities
- Heating** Chrome heated towel rail & wall heater
- Mirror** Trendy polished edge mirror over vanity
- Tapware** Methven Blaze series
- Toilet** Back to wall soft close with dual flush

Internal Finishes

- Tiles** Tiled bathroom floors and showers
- Carpet** Solution Dyed Nylon 48oz Feltex Washington range and 11mm underlay
- Vinyl** Vinyl planking
- Splashback** Subway tile for kitchen & vanities
- Ceiling, Trim** Resene Quarter Rice Cake
- Walls** Resene Rice Cake
- Curtains & Blinds** Curtains in living areas, blackout roller blinds upstairs

Chattels List

- |                       |                              |
|-----------------------|------------------------------|
| Fixed Floor Coverings | Dishwasher                   |
| Curtains & Blinds     | 2x Heated Towel Rail         |
| Wardrobe joinery      | 2x Mirror above Vanity       |
| Light fittings        | 2x Bathroom heater           |
| 2x Heat Pump & Remote | Aerial                       |
| Clothesline           | Smoke Alarms                 |
| Letterbox             | Garage Door Opener & Remotes |
| Refrigerator/Freezer  | Laundry Tub                  |
| Oven                  |                              |
| Cooktop               |                              |
| Rangehood             |                              |



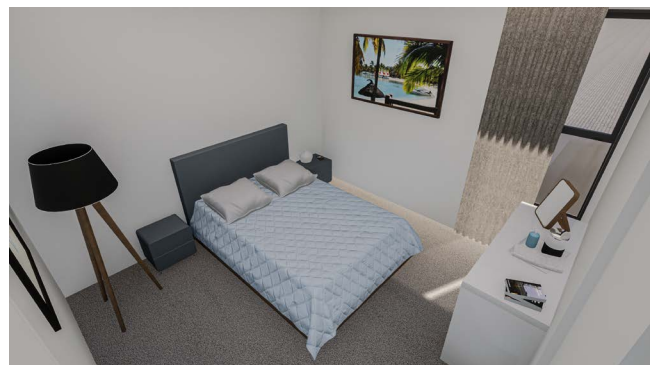
# RENDERS



Ground floor example



First floor example



\*All renders are artist impressions only and subject to change.

# CHALFONT CONSTRUCTION

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Here at Chalfont, we pride ourselves on simplifying the new build process. We achieve this by a personalised approach where you deal directly with Chalfonts' Director - Scott Davison. Scott and his team will explain the whole build process and offer customised options to meet your specific individual needs.

Our dedicated team has been handpicked for their high level of professionalism and exceptional craftsmanship - ensuring your new build is in safe hands with us.

All clients are updated regularly throughout the whole process ensuring all questions are answered and there are no surprises along the way.

Chalfont is here for the long haul. With solid foundations and a great reputation, your build is safe in our hands.

## **SCOTT DAVISON**

Director

Scott is a hands-on Director of Chalfont Construction.  
You won't be dealing with a shiny shoed sales rep here.

Scott comes from a farming background where hard work, integrity and honesty were deeply engrained in his values. With a Civil Engineering Qualification and over 10+ years in the construction industry, he brings a wealth of knowledge across all aspects of each build.

Dealing with Chalfont means you will be dealing directly with Scott. He ensures each house is built as if it was his own and personally checks each completed build thoroughly before you move in to confirm it's up to his own high standards.



## **CONTACT US**

Details

We would love to chat to you in more detail!

Please get in touch with our Sales Manager Mirjam Robam to find out more information.

**Mirjam** - Sales Manager:



027 356 0529



admin@chalfont.co

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# DISCLAIMER

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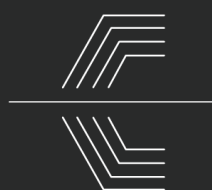
This Information pack is prepared using our best endeavours to provide information that is true and accurate for interested buyers to evaluate the properties. All render imagery shown is for illustrative purposes only, and may be different from the final product.

Further documentation is available, and this information pack is not a representation of all the information a buyer may need to complete due diligence.

We recommend interested buyers seek their own independent advice to complete their due diligence before making a purchase decision.







CHALFONT  
CONSTRUCTION